067.A	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,110,000	/	1,110,000
USE VALUE:	1,110,000	/	1,110,000
ASSESSED:	1,110,000	/	1,110,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUFFY EDWARD T IV
Owner 2:	
Owner 3:	
Street 1:	34 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,087 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 3276 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6087.000	688,200		421,800	1,110,000
Total Card	0.140	688,200		421,800	1,110,000
Total Parcel	0.140	688,200		421,800	1,110,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.88 | /Parcel: 338.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	129060
GIS Ref	
GIS Ref	
Insp Date	10/16/18

!5836!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	688,200	0	6,087.	421,800	1,110,000	1,110,000	Year End Roll	12/18/2019
2019	101	FV	515,500	0	6,087.	391,700	907,200	907,200	Year End Roll	1/3/2019
2018	101	FV	515,500	0	6,087.	391,700	907,200	907,200	Year End Roll	12/20/2017
2017	101	FV	515,500	0	6,087.	343,500	859,000	859,000	Year End Roll	1/3/2017
2016	101	FV	515,500	0	6,087.	313,400	828,900	828,900	Year End	1/4/2016
2015	101	FV	495,300	0	6,087.	277,200	772,500	772,500	Year End Roll	12/11/2014
2014	101	FV	495,300	0	6,087.	262,100	757,400	757,400	Year End Roll	12/16/2013
2013	101	FV	495,300	0	6,087.	249,500	744,800	744,800		12/13/2012

PRINT

Date	Time
12/10/20	20:40:25

LAST REV

Date	Time
02/12/19	12:39:44
ekelly	
5836	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS GRACE	28311-336		3/17/1998		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	129060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2010	1015	Addition	451,000	C				SIDE & REAR &REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
7/5/2012	Measured	BR	B Rossignol
3/23/2011	Info Fm Prmt	BR	B Rossignol
4/6/2009	Measured	345	PATRIOT
4/24/2000	Inspected	270	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6087		Sq. Ft.	Site		0	70.	0.99	12									421,829						421,800	

Total AC/HA:	0.13974	Total SF/SM:	6087	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	421,829	Spl Credit		Total:	421,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05524886
Const Adj.:	0.99989998
Adj $ / SQ:	131.893
Other Features:	149148
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721431
Depreciation:	33186
Depreciated Total:	688246

COMMENTS

LATCH TO CRAWLSPACE FOR UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

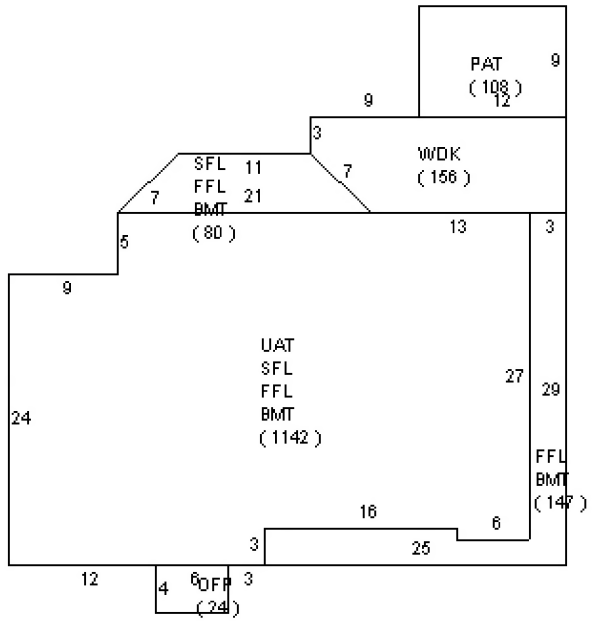
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.59
Special Features:	0	Val/Su Net:	151.79
Final Total:	688200	Val/Su SzAd	265.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,369	63.310	86,669
FFL	First Floor	1,369	131.890	180,561
SFL	Second Floor	1,222	131.890	161,173
UAT	Upper Attic	286	52.760	15,062
WDK	Deck	156	12.410	1,936
PAT	Patio	108	5.720	618
OFP	Open Porch	24	44.000	1,056
	Net Sketched Area:	4,534	Total:	447,075
Size Ad	2591	Gross Are	5390	FinArea 3276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: